



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
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JIRO A. SUMADA

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

HAWAII

**ISSUANCE OF A REVOCABLE PERMIT TO BIG ISLAND
ENERGY CO. LLC DBA AKANA PETROLEUM, AT KAWAIHAE
HARBOR, KAWAIHAE 1st, SOUTH KOHALA, ISLAND OF
HAWAII, TAX MAP KEY NO. 3RD / 6-1-03: 32**

LEGAL

REFERENCE: Chapters 171-11 and 55, Hawaii Revised Statutes.

APPLICANT: Big Island Energy Co. LLC dba Akana Petroleum

**CHARACTER OF
USE:**

Storage and distribution of petroleum and petroleum products in bulk.

LOCATION:

Portion of Government lands of Kawaihae Harbor, Kawaihae 1st, South Kohala, Island of Hawaii, Tax Map Key: 3rd/ 6-1-03: 32, as shown on the attached map labeled Exhibit "A."

**CURRENT USE
STATUS:**

Governor's Executive Order No 1988.

AREA:

110,163 square feet of unpaved land, more or less.
6,241 square feet of non-exclusive subsurface pipeline easement.

RENTAL:

\$4,618.42 per month.

**SECURITY
DEPOSIT:**

\$9,236.84

ZONING: State Land Use Commission: Urban
County of Hawaii: General Industrial

COMMENCEMENT

DATE: To be determined by the Director of Transportation.

LAND TITLE

STATUS: Subsection 5(a) of the Hawaii Admission Act (non-ceded).

CHAPTER 343

ENVIRONMENTAL

ASSESSMENT: This disposition is exempt from the Office of Environmental Quality Control (OEQC) requirements pursuant to Sub-Chapter 11-200-8 (Item 1) of the Hawaii Administrative Rules that exempts the "operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing."

DCCA

VERIFICATION: Place of business registration confirmed: YES
Registered business name confirmed: YES
Applicant in good standing confirmed: YES

REMARKS: The subject land area was formerly leased to Akana Petroleum, Inc. under Harbor Lease No. H-67-1 which expired May 31, 2009. Big Island Energy Co. LLC acquired the assets of Akana Petroleum, Inc. which included the subject lease upon which operations are being conducted by the applicant as a holdover tenant.

Big Island Energy Co. LLC dba Akana Petroleum, requests the issuance of a revocable permit for the storage and distribution of petroleum and petroleum products in bulk, in order to continue to operate this commercial petroleum center, with card lock, that services the Kawaihae Harbor community.

This is not a retail service station. The applicant is a wholesaler of petroleum products and uses a card lock as a method of dispensing petroleum products on a wholesale basis.

The applicant understands that only a revocable permit is being issued at this time as the department is currently working on the Hawaii Island Commercial Harbors 2035 Master Plan.

The permit will also require the applicant to remove all equipment, tanks, pipelines, and other improvements made to the premises under the former lease as well as fulfill any other holdover obligations under Harbor Lease No. H-67-1.

RECOMMENDATION:

That the Board authorizes the Department of Transportation, Harbors Division to issue a revocable permit to the applicant for the above stated purpose, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions as may be prescribed by the Director of Transportation.

Respectfully submitted,



BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

Attachment

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN
Chairperson and Member
Board of Land and Natural Resources

DATE: 1st Dec. 8-01-23
October 1, 2005

NOTES:
Origin of Azimuths & Coordinates
referred to: "Hehu" Δ

EASEMENT A FOR PIPELINE PURPOSES
AREA: 5,421 SQUARE FEET

DESIGNATION OF EASEMENT A
AFFECTING PORTION OF KAWAIHAE HARBOR
(PARCEL D GOVERNOR'S EASEMENT ORDER 1988)
AT KAWAIHAE, ISLAND OF HAWAII
OWNER: STATE OF HAWAII
LESSEE: AKAMA PETROLEUM, INC.

SAN D. HIRSH, JR.
CIVIL ENGINEER
HONOLULU, HAWAII 96813

LOT 1
AKAMA PETROLEUM
HARBOR LEASE
NO. H-67-1



File made, not of and by
or under my supervision
DENNIS I. HIRDTA
Licensed Professional
Engineer
Certificate No. 9141-S

Job No. 010610

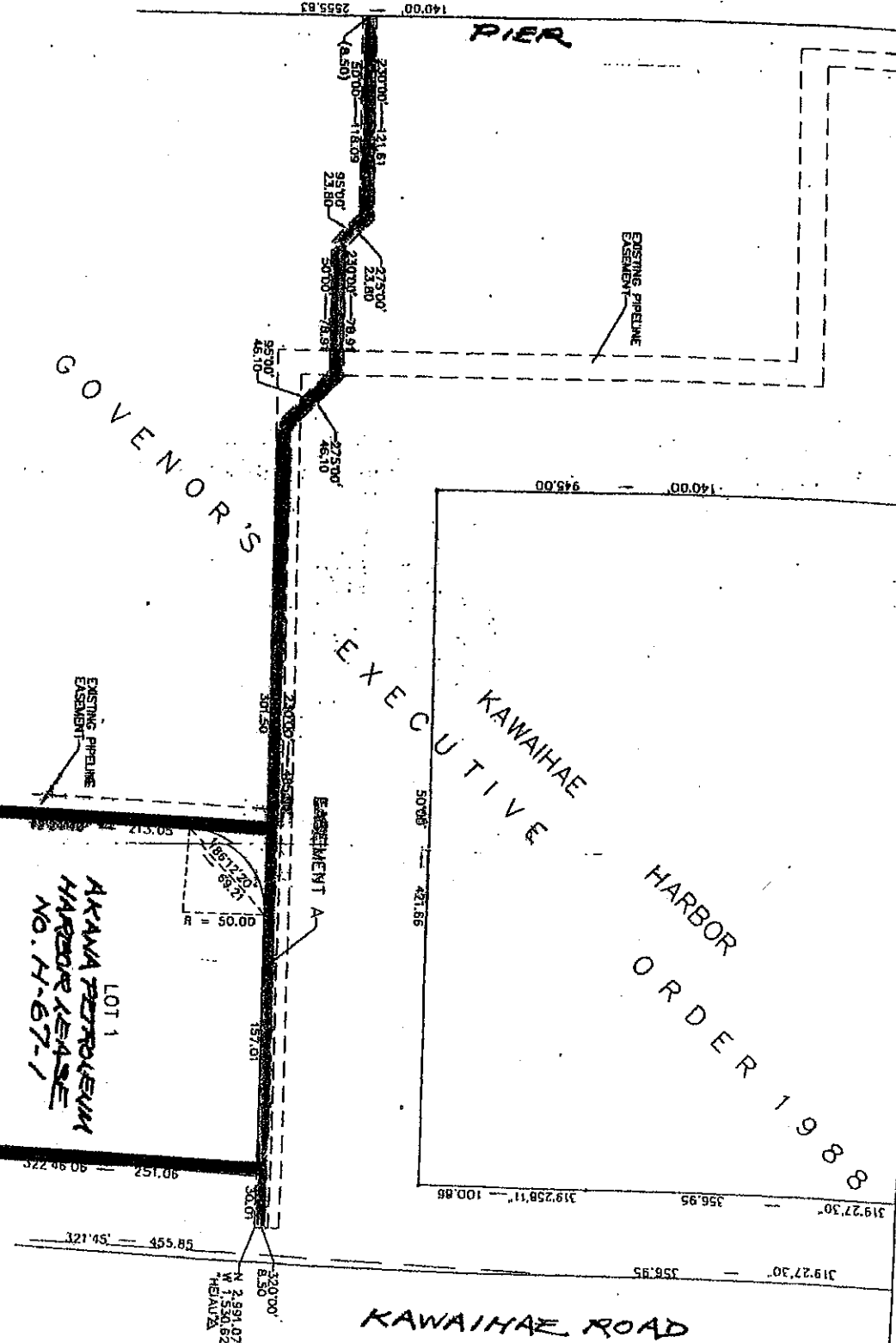


EXHIBIT "A"

TRUE NORTH
SCALE: 1 IN. = 50 FT.